

# **DEVELOPMENT REVIEW BOARD MEETING**

## **MEETING NOTICE AND AGENDA**



### **DEVELOPMENT REVIEW BOARD**

Dennis Robbins, Council Member/Chair

Eric Gerster, Vice Chairman

Michael D'Andrea, Planning Commission Member

Chris Jones, Design Member

Ali Fakh, Design Member

David Gulino, Development Member

Kevin Bollinger, Design Member

**Thursday, January 3, 2013**

**1:00 P.M. -1:03 P.M.**

**DEVELOPMENT REVIEW BOARD MEETING -MARKED**

**Call to Order – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard**

**Roll Call -CHRIS JONES AND ALI FAKIH ABSENT**

### **Administrative Report – Steve Venker**

1. Identify supplemental information, if any, related to the January 3<sup>rd</sup>, 2013 Development Review Board agenda items, and other correspondence.

### **Minutes**

2. Approval of the December 20, 2012 Development Review Board Meeting Minutes  
**APPROVED 5-0; MOTION BY GULINO 2<sup>ND</sup> BY GERSTER WITH CORRECTION ADDED**

## **PRESENTATIONS**

3. Scottsdale Leadership Principles for Civil Dialogue Cynthia Wenström  
Overview of the initiative's history, its value proposition, organizations that have adopted and future growth of this grassroots program, and possible adoption or endorsement of the Principles for Civil Dialogue.  
**AFTER THE PRESENTATION, MOTION TO ADOPT BY GERSTER FAILED FOR LACK OF 2<sup>ND</sup>. THE BOARD POSTPONED DISCUSSION OF THIS ITEM.**

4. Annual Ethics Training Joe Padilla  
The City of Scottsdale Code of Ethical Behavior (adopted by the City Council on May 2, 2006) requires that all Public Officials be provided with annual ethics training. The City Attorney's Office will provide an annual ethics training presentation to the Development Review Board and will be available to answer questions or facilitate any possible discussion related to the Ethics Code.

After the annual ethics training the following forms will be provided for signature by the Board members:

- Ethics Refresher Training Acknowledgement Form
- Personal Interest Disclosure Form
- Member Contact Information Form

**MOVED TO END OF AGENDA**

## CONSENT AGENDA

5. [28-PP-2012#2 \(Bacara Preliminary Plat\)](#) Keith Niederer  
Request approval of the perimeter walls for a new 50-lot Single Family Residential subdivision.  
24405 N. Scottsdale Rd.  
Camelot Homes Inc., Architect/Designer  
**APPROVED 5-0; MOTION BY GERSTER 2<sup>ND</sup> BY D'ANDREA**
6. [36-DR-2012 \(McDonald's Restaurant\)](#) Brad Carr, AICP  
Request for approval of a site plan, landscape plan, and building elevations for a new 4,365-square-foot restaurant, with drive-thru service, on a 0.66-acre site.  
10825 N. Scottsdale Rd.  
Robert Brown Architects, Architect/Designer  
**MOVED TO REGULAR; CONTINUED 5-0; MOTION BY D'ANDREA 2<sup>ND</sup> BY GERSTER**
7. [13-MS-2012 \(Scottsdale Healthcare\)](#) Bryan Cluff  
Request approval for a new Master Sign Program for an office building that is located in the Commercial Office (C-O) District.  
8125 N. Hayden Rd.  
Alisa Felker, Applicant  
**APPROVED 5-0; MOTION BY GERSTER 2<sup>ND</sup> BY D'ANDREA**
8. [47-DR-2012 \(Clean Machine Car Wash\)](#) Brad Carr, AICP  
Request approval of the site plan, landscape plan, and building elevations for a new car wash with 5,157 square feet of building area on a 0.99-acre site.  
3301 N. Hayden Rd.  
Cawley Architects, Architect/Designer  
**APPROVED 5-0; MOTION BY GERSTER 2<sup>ND</sup> BY D'ANDREA**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STEVE PERONE AT (480-312-2307). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STEVE PERONE AT (480-312-2307).

## REGULAR AGENDA

9. [11-ZN-2012 \(Alta Scottsdale\)](#) Brad Carr, AICP  
Pursuant to the Planned Unit Development requirements, the applicant is requesting a recommendation from the Development Review Board, that will be forwarded to Planning Commission and the City Council, regarding the proposed Development Plan and Amended Site Development Standards that are being requested as part of the zoning map amendment application, for a proposed Planned Unit Development comprised of two (2) buildings with approximately 253,949 square feet of building area, containing 223 residential units, on approximately 5.65 gross acres, as part of an application for a zoning district map amendment from Planned Neighborhood Center (PNC) to Planned Unit Development District (PUD).  
4141 N. Granite Reef Rd.  
Womack Hampton/Biltform, Architect/Designer  
**RECOMMENDED 5-0 TO PLANNING COMMISSION AND CITY COUNCIL; MOTION BY GERSTER 2<sup>ND</sup> BY GULINO**
10. [Development Review Board Annual Report for 2012](#) Steve Venker  
Review, discussion, and possible action on the Board's Annual Report for 2012.  
**APPROVED 5-0; MOTION BY GERSTER 2<sup>ND</sup> BY D'ANDREA**
11. Election of Vice-Chair for 2013 Steve Venker  
**CONTINUED 5-0; MOTION BY ROBBINS 2<sup>ND</sup> BY GERSTER**

## Non-Action Items

12. [Rules of Procedure](#) Steve Venker  
Review, discussion, and possible direction to staff regarding proposed revisions.  
**AFTER A PRESENTATION BY STAFF, THE BOARD PROVIDED COMMENTS.**
13. [52-DR-2012 Design Guidelines Update](#) Steve Venker



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Propose to merge and consolidate existing design guidelines including Gas Stations and Convenient Stores, Restaurant Development, Commercial Development and Office Development into a single source design guide.  
7447 E. Indian School Rd.

**AFTER A PRESENTATION BY STAFF, THE BOARD PROVIDED COMMENTS.**

**Adjournment -2:42 P.M.**



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